BILL NO. Z-75-07- /3

ZONING MAP ORDINANCE NO. Z- 10-75

AN ORDINANCE amending the City of Fort Wayne Addendum Zoning Map No. X-11

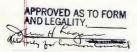
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT

WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a R3 District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereof; and the symbols of the City of Fort Wayne Addendum Zoning Map No. X-11, referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

All of that part of the East Half of the Southeast Quarter of Section 33, Township 31 North, Range 13 East lying North of the centerline of the former Hicksville Road together with all of that part of the West 5 acres of the South 25 acres of the East Half of the Northeast Quarter of said Section 33, lying South of the centerline of the pavement of East State Street, also together with the South 3/80 acre, more or less, of the West 2.5 acre of the East 20 acre of the South 25 acres of the East Half of the Northeast Quarter of said Section 33, excepting from the above described total tract the Westerly 60 feet being more particularly described as follows, to-wit:

Commening at the Northwest corner of Lot #1 in Lofton Woods, Section I, a subdivision in the East Half of the East Half of Section 33, Township 31 North, Range 13 East, Allen County, Indiana; thence Northerly, on and along the East line of said Indiana and Michigan Electric Company 60 foot right-of-way, 63.5 feet to a wood post found, said wood post being the true point of beginning; thence Northeasterly, by a deflection angle right of 850-181 (recorded 820-231) on and along an existing line fence, said line fence marking the former centerline of the Hicksville Road, a distance of 30.0 feet to an iron pin found; thence Northeasterly, by a deflection angle left of 18^{0} -27 $^{\circ}$ (recorded 15^{0} -29 $^{\circ}$), on and along said line fence, 104.2 feet (recorded 103 feet) to a broken off steel fence post found; thence Northeasterly by a deflection angle left of 130-581 recorded 140-421) on and along said line fence, 264.9 feet (recorded 258 feet) to a wood corner post found; thence Westerly, by a deflection angle left of 1390-31' recorded 1400-12'), a distance of 129.0 feet to the East line of the West 5 acres of the South 25 acres of the East Half of said Northeast Quarter; thence Northerly, by a deflection angle right of 86°-03' on and along said East line, 218.5 feet to the centerline of East State Street; thence Southwesterly, by an interior angle of 780-25, on and along said centerline, 210.6 feet to the East right-of-way line of said Indiana and Michigan Electric Company 60 foot right-of-way; thence Southerly, on and along said East right-of-way line, 384.9 feet to the true point of beginning, containing 1.904 acres of land, being subject to legal right-of-way of East State Street.



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34 35 SECTION 2. This Ordinance shall be in full force and effect from

and after its passage, approval by the Mayor and legal publication thereof.

Read the first time in full and on motion by Kraus, seconded by
Luys, and only adopted, read the second time by title and referred
to the Committee on Rigulations (and the City Plan
Commission for recommendation) and Public Hearing to be held after due legal notice,
at the Council Chambers, City-County Building, Fort Hayne, Indiana, on ,
theday of, 197, at
0'Clock P.M., E 3 1
Date: 7-8-75 Charles W. Steaterman
Read the third time in full and on motion by <u>Fraces</u> ,
seconded by / Delmeat, and duly adonted, placed on its passage.
Passed (1051) by the following vote:
AYES NAYS ABSTAINED ABSENT TO-WIT
TOTAL VOTES 8
BURNS
BURNS HINGA KRAUS MOSES
KRAUS X
MOSES , X
NUCKOLS A
SCHMIDT, D
SCHMLDT, V.
STIER X
TALARILO
DATE: 8-26-75 Market Allstermore
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,
as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance
(Resolution, to 3-10-18 on the 26th day of august, 1975. ATTEST: (SEAL) Jemes Solution
ATTEST: (SEAL) James Stay
Miller Music PRESTOING OFFICER
Presented by me to the Mayor of the City of Fort Waynes Indiana, on the 272x
day of Luguet, 1975, at the hour of 200 clock
A. M., E. S. T.
Mar
CITY CLARK
Approved and signed by me this 22 day of any 3, 1975,
at the hour of 2:00 o'clock M.,E.S.T.
graph made

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on July 8, 1975, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z -75-07-13; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 21, 1975;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the city, and the amendment will not be detrimental to and does not conflict with the overall city plan;

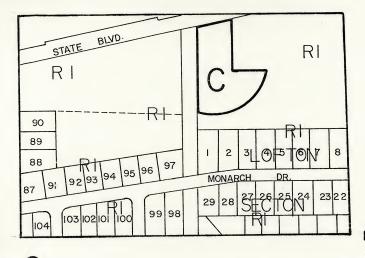
BE IT FURTHER RESCLIVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held July 28, 1975.

Certified and signed this 22nd day of August, 1975.

Charles N. Hall Secretary

Bill No.	Z-75-07-13	*				•
		REPORT OF T	HE COMMITTEE	ONR	EGULATIONS	
Ja vour	Committee on	Regulation	ns ·	whom was	referred an Ordin	ance
	amending the	City of Fort Wa	yne Addendum	Zoning Ma	ap NO. X-11	
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have had	said Ordinance	under consider	ation and bes	leave to	report back to the	he Common
	that said Ordin	~		,		1
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	ul M. Burns nald J. Schmi			non	Bush	



FROM

RΙ

TO

CHANGE

L.S.

6-18-75

R*3

PETIT:	ION FOR ZONING ORDIN	ANCE AMENDMENT	Receipt No	
TO:	COMMON COUNCIL OF	THE	Date Filed	
	CITY OF FORT WAYNE			
	Ε.*		,	
I/We	Anna/Boehme	(Annlicar	nt's Name or Names)	
by re	reby petition your H classifying from a/a rty described as fol	onorable Body to un R-1	amend the Zoning Map	of Fort Wayne, Indiana, R-3 district the
	FRL 2.38 acres b	etween old and n	ew Hicksville Road on	West Side,
	E ½, E ½, except	W. 60'.		
	Such real estate	is hereinafter	called the "Real Estat	e ^{II} . Its
	street address i	s 6006 East Stat	e Blvd.	
				mandente entre
			-	er en sammen de frem en en en en en frei de filosoficies en fridancies en consideran apparatamentamenta
		(Legal	Description)	**************************************
	(Gene	ral Description	for Planning Staff Us	e Only)
				f fifty-one percentum
(51%)	or more of the prop		Anthony Blvd., 46806	1 8h 8
	Anna E. Boehme		Taranay Divary 40000	ana & Boehme
-				
	6.		(Address)	(Signature)
	(Name)		(Address)	(Signature)
Legal	Description Checked	1 By:	(City Engineer)	
NOTE	FOLLOWING RULES:			
shall Wedne to be the r	be filed in writing sday preceding the w considered. If the equired time, the ma	g in the office of meeting of the Ci me request for a contract atter will not be	of the City Plan Commi	which the ordinance is ent is filed within or that meeting. It
the P resch will	lan Commission had n eduled and inform th	notified by mail nem of the time a withdrawals of t	that the hearing has and place of the meeti the ordinances must be	been postponed or ng at which the ordinance made in writing prior
	and address of prepa			
Во	b Meister	418 E. Berry	St., / 46802 (Address)	743-0378
	(Name)			(Telephone Number)
CTTV	PLAN COMMISSION, CIT	Y-COINTY BUILDIN	NG, Room # 880, ONE	MAIN STREET, FORT WAYNE,

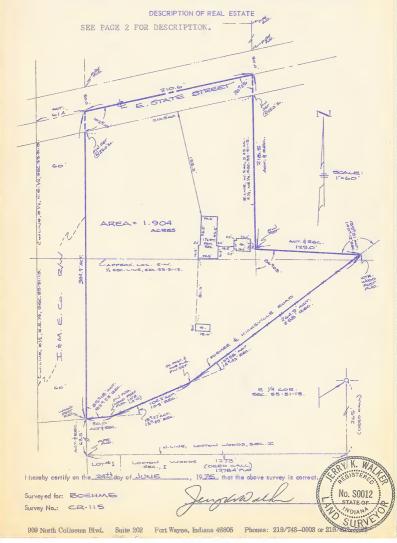
Z. K. TAZIAN ASSOCIAT

Zohrah K. Tazian, PE & LS President

Jerry K. Walker, PE & LS Vice-President

Certificate of Survey

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.



Page 2 of 2

Z. K. TAZIAN ASSOCIATES, Inc.

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DESCRIPTION OF REAL ESTATE

All of that part of the East Half of the Southeast Quarter of Section 33, Township 31 North, Range 13 East lying North of the centerline of the former Hicksville Road together with all of that part of the West 5 acres of the South 25 acres of the East Half of the Northeast Quarter of said Section 33, lying South of the centerline of the pavement of East State Street, also together with the South 3/80 acre, more or less, of the West 2.5 acre of the East 20 acre of the South 2/50 acres of the East 20 acre of the South 25 acres of the East 20 acre of the East 20 acres of the East 20 acres of the East 20 acres 20 ac excepting from the above described total tract the Westerly 60 feet for right-of-way for the Indiana and Michigam Electric Company, all being more particularly described as follows, to wit:

Commencing at the Northwest corner of Lot #1 in Lofton Woods, Section I, a subdivision in the East Half of the East Half of Section 33, Township 31 North, Range 13 East, Allen County, Indiana; thence Northerly, on and along the East line of said Indiana and Michigan Electric Company 60 foot right-of-way, 63.5 feet to a wood post found, said wood post being the true point of beginning, thence Northeasterly, by a deflection angle right of 85°-18' (recorded 82°-23') on and along an existing line fence, said line fence marking the former centerline of the Hicksville Road, a distance of 30.0 feet to am iron pin found; thence Northeasterly, by a deflection angle left of 18°-27' (recorded 15°-29'), on and along said line fence, 104.2 feet (recorded 103 feet) to a broken off steel fence post found; thence Northeasterly, by a deflection angle left of 13°-58' (recorded 14°-42'), on and along said line fence, 264.9 feet (recorded 258 feet) to a wood corner post found; thence Westerly, by a deflection angle left of 13°-31' (recorded 140°-12'), a distance of 129.0 feet to the East line of the West 5 acres of the South 25 acres of the East Half of said Northeast Quarter; thence Northerly, by a deflection angle right of 86°-03' on and along said East line, 218.5 feet to the centerline of East State Street; thence Southwesterly, by an interior angle of 78°-25', on and along said centerline, 210.6 feet to the East right-of-way line of said Indiana and Michigan Electric Company 60 foot right-of-way; thence Southerly, on and along said East right-of-way line, 384.9 feet to the true point of beginning, containing 1.904 acres of land, being subject to legal right-of-way of East State Street.

This property is not in a Flood Plain as defined by the December 1974 U. S. Army Corps of Engineers Technical Flood Plain Summary Report.

SUR

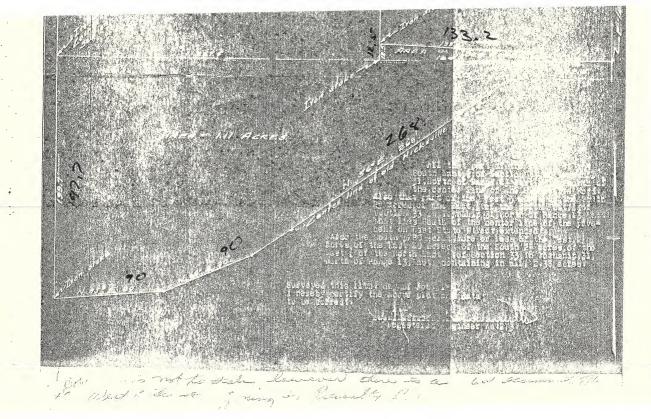
Thereby certify on the 24th day of JUNE 19.75 that the above survey is correct.

Surveyed for: BOEHME

Survey No.: CR-115

909 North Coliseum Blyd. Suite 202 Fort Wayne, Indiana 46805 Phones: 219/743-0003 or 219/422-5383

Jengar War



6006 E. State

Legal Description:

All that part of the East ½ of the South East ½ of Section 33, in Township 31, North of Range 13 East, lying North of the center line of the Hicksville Road. Also that part of the 25 acres of the East ½ of the North East ½ of Section 33 in Township 31 North of Range 13 Most that lies South of the center line of the pavement on East State Street extended. Also the South 3/80 acres more or less of the West 2½ acres of the East 20 acres of the South 25 acres of the East ½ of the North East ½ of Section 33 in Township 31 North of Range 13 East containing in all, 2.38 acres.

fee attented survey and description

CHIMNEY CORNERS, INC.



Offering Tine Homes Residential Land Lake & Investment Properties

August 20, 1975

Community Development & Planning City-County Bldg. Fort Wayne, Indiana 46802

Ref: Bill No. Z-75-07-13 From "Rl" to "R3"

Dear Sirs,

We herein covenant that the subject property shall be used for professional offices only; that we shall construct a sidewalk the length of the frontage prior to occupancy of any of the office space; that we, at our expense, will install access geometrics prior to occupancy; and that we shall dedicate forty feet (40°) from the center line of East State Boulevard to provide for future improvement.

Sincerely.

falsity in the

Robert L. Meister, Secretary CHIMNEY CORNERS, INC.

STATE OF INDIANA, COUNTY OF ALLEN.

Before me a Notary Public in and for said County and State on this 20th day of August, 1975 personally appeared Robert L. Meister and acknowledged the above letter.

WITNESS my hand and Notarial Seal

NOTARY PUBLIC B.A. ALSPAUGH

My commission expires 7/19/79

TITLE OF ORDINANCE 3-15-07-13
DEPARTMENT REQUESTING ORDINANCE Community Development and Planning
SYNOPSIS OF ORDINANCE Petitioners are requesting the rezoning
of the following described property: FRL 2.38 acres between old and new
Hicksville Road on West side, E 1/2, E 1/2, except W. 60', Commonly known
as 6006 East State Blvd., is attacked survey and legal beington by Taylor
From "Rl" to "R3"
EFFECT OF PASSAGE Property is presently zoned "Rl" - One Family Residential,
Petitioners are requesting an "R3" District - Multiple Family residential.
An "R3" District also permits offices and studios following Board of Zoning
Appeals approval. EFFECT OF NON-PASSAGE Property would remain an "RI"
MONEY INVOLVED (Direct Costs, Expenditures, Savings)None
•
ASSIGNED TO COMMITTEE (J.N.) Regulation Jetter
7/7/75



CITY OF FORT WAYNE

FORT WAYNE, INDIANA

CHARLES W. WESTERMAN CITY CLERK

September 2, 1975

Miss Helen Libbing Fort Wayne Newspapers, Inc. 600 West Main Street Fort Wayne, Indiana 46802

Miss Libbing:

Please give the attached full coverage on the dates of September 7 and September 14, 1975, in both the News Sentinel and Journal Gazette.

RE: Zoning Map Ordinance No. Z-10-75 Zoning Map No. X-11

> General Ordinance No. G-25-75 Corporation to be known as NEIGHBORHOOD CARE, INC.,

Zoning Map Ordinance Ho. Z-09-75 Zoning Map No. A-1

General Ordinance No. G-24-75 Establishment of an Urban Homesteading program

Please send us five (5) copies of the Publisher's Affidavit from both newspapers. Thank you.

Sincerely,

Charles W. Westerman

City Clerk

CWW/ne ENCL: 4



CITY OF FORT WAYNE

FORT WAYNE, INDIANA

CHARLES W. WESTERMAN CITY CLERK

September 2, 1975

Miss Helen Libbing Fort Wayne Newspapers, Inc. 600 West Main Street Fort Wayne, Indiana 46802

Dear Miss Libbing:

Please give the attached full coverage on the dates of September 4 and September 11, 1975, in both the News Sentinel and Journal Gazette.

RE: Zoning Map Ordinance No. Z-10-75 Zoning Map No. X-11

> Zoning Map Ordinance No. Z-09-75 Zoning Map No. A-1

Please send us five (5) copies of the Publisher's Affidavit from both newspapers. Thank you.

Sincerely,

Charles W. Westerman City Clerk

CWW/ne FNCL: 2

Common Coun	cil of Ft. Wayn	ie	То	NEWS-SENT INEL	Dr
ith day of August, 1975, the Common				EODT WAYNE IN	ID TANIA
lana, in a Regular Session did passion of pa	County,	, Ind.		FORT WAYNE, IN	IUIANA
ZONING MAP ORDINANCE NO. Z-10-75 AN ORDINANCE amending the City		PUBLISHER	'S CLAIM		
(c, X-1) BE IT ORDAINED BY THE COM- SON COUNCIL OF THE CITY OF	1 5				
ORT WAYNE, INDIANA: SECTION 1. That the area described is follows is hereby designated a R3 Istrict under the terms of Chapter 34, funicipal Code of the City of Fort layre, Indiana, 1946, as amended by eneral Ordianance No. 2836 and	Matter (Must not exc than four solid lines o — number of equivaler	eed two actual lines, ne f the type in which the b nt lines	ither of which shall to ody of the advertiseme	otal more ent is set)	_
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either with the South 3/80 acre, more riess, of the West 2.5 acre of the East of acre of the South 25 acres of the	Potal number of lines	in notice			-
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(recorded 14°-42') on and along said line tence, 264.9 feef (recorded 258 feet) to a wood corner post found; thence Westerly, by a deflection angle left of	110 0001				
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said centerline, 210.6 feet to the East right-ot-way line of said indiana and Michigan Electric Company 60 foot right-ot-way, thence Southerly, on and	sion and penalties of		. *		
along said East right-of-way line, 384.9 feet to the true point of beginning, con- faining 1.904 acres of land, being sub- ject to legal right-of-way of East State Street	he foregoing account rt of the same has be	is just and correct, thaten paid.	t the amount claimed		
SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor and lead publication thereof.			11.000	7. E. St	rken
PAUL M. BURNS Councilman Read the third firme in full and on motion by Kraus, seconded by Schmidt, and duly adoated, placed on	, , 19 75		Title	Clerk	
Its passage. PASSED by the following vote: Ayes: Eight		PUBLISHER'S AFFIC	DAVIT		
Ayes: Eight Burns, Hinga, Kraus, Moses, Nuck- ols, D. Schmidt, V. Schmidt, Stier, Nays: None Absent: One		State of Indiana ALLEN County ss	ı.		
Talarico Date: 8-26-75 CHARLES W. WESTERMAN City Clerk		Personally appeared be	fore me, a notary pub	die in and for said e	ounty and state, th
Passed and adopted by the Common Council of the City of Fort Wayne, In- diana, as Zoning Map Ordianace No. Z- 10-75 on the 36th day of August, 1975.		undersigned V.	Clerk		of th
ATTEST: (SEAL) CHARLES W. WESTERMAN City Clerk		DA	NEWS_SENTI	NEL	
JAMES S. STIER Presiding Officer Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the	COPY OF MENT HERE	in the English language in the	he city } of FORT	paper of general circulation 'WAYNE, INDIANA	n printed and publishe A
27th day of August, 1975, at the hour of 10:00 o'clock A.M., E.S.T. CHARLES W. WESTERMAN		in state and county aforesaid	d, and that the printed mat	ter attached hereto is a tru	te copy, which was dul
Approved and signed by me this 27th day of August, 1975, aty fhe hour of 2:00 o'clock P.M., E.S.T. IVAN A. LEBAMOFF		published in said paper for . ioge.S			
I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and tore- ooing is a full, true and complete conv	Contract of	- fallows: 9-4-75 &	9-11-75		
of Zoning Map Ordinance No. 2 10-75 passed by the Common Council on the 26th day of August, 1975, and that said Ordinance was drive stoned and and	4	And the second		7	E.L.
proved by the Mayor on the 27th day of August, 1975 and now remains on file and on record in my office. WITNESS my hand, and the official		Subscribed and sworn to before		September	75 19 75
this 27th day of August, 1975. CHARLES W. WESTERMAN City Clerk	THE STATE OF THE S			Notary Public	
9/4-11	33	My commission expires	יו נלש ופטטטטט	.1.2	

Cammo						General Form No	
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		en Cou	nty, ind.			FORT WAYNE, INC	TANA
			P	UBLISHER'S CL	AIM		
LINE COL	JNT						
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		than four solid line - number of equiv	es of the type in valent lines	ual lines, neither or which the body of	the advertisemen	t is set)	_
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	Body	number of lines				3	-
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Pursuant	Width o	f single column 11 of insertions	2es of Ch. 89, Acts	Siz	e of quad upon v	which type is cast5	allowing a
Pursuant : I hereby c credits, an	Width o	f single column 11 of insertions	2es of Ch. 89, Acts ount is just and s been paid.	Siz	e of quad upon v	is legally due, after	allowing a
Pursuant : I hereby c credits, an	Width o	of insertions	2 es of Ch. 89, Acts ount is just and s been paid.	Siz 1967, correct, that the a	e of quad upon v	is legally due, after	allowing a
Pursuant I hereby c credits, an	Number to the preedity that d that no	f single column 11 of insertions	2 so of Ch. 89, Acts ount is just and s been paid.	Siz 1967, correct, that the a	e of quad upon v	is legally due, after	allowing a
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My commission expires October 25, 1975

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